

COLCHESTER PLANNING COMMISSION

MINUTES OF THE MEETING

JANUARY 6, 2009

PRESENT: Tom Berry, Rich Paquette, Tom Mulcahy, Pam Loranger and Peter Larrabee

ALSO PRESENT: Sarah Hadd, Town Planner

1. Call to Order

T. Berry called the meeting to order at 7:05 p.m.

2. Village Intersection Rezoning Discussion

Village Intersection Rezonings (Bay Road and Roosevelt Highway)

- A. 26-017003 COM to GD1
- B. 27-016003 COM / R2 to GD1
- C. 27-015003 R2 to GD1
- D. 27-018003 COM to GD1
- E. 27-017003 COM to GD1
- F. 27-017013 COM to GD1
- G. 27-018013 COM to GD1
- H. 26-019003 COM to GD1

S. Hadd reported that letters were sent to the property owners informing them of the possible change, what the new zoning district is, and requesting that they attend the meeting to provide informal feedback on the possible rezonings.

T. Berry explained the process that the Commission has been conducting since the adoption of the masterplan with regard to rezoning in Colchester. He reported that the majority of the work is responding to requests from property owners and exploring options for more consistent zoning.

S. Hadd informed the Commission that the property owners of Creek Farm Plaza are not in attendance but want to inform the Commission that they are in total support of rezoning the parcel from Commercial to GD1. There is an interest in possibly adding a residential component to that property.

S. Hadd also discussed a parcel that is split- zoned. The front portion is zoned Commercial and the rear portion is zoned Residential which creates issues. The owners are supportive of a change in zoning of the entire parcel to either GD1 or GD2.

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Yvon Verville, Roosevelt Highway, asked for clarification regarding residential uses in the Commercial District. T. Berry explained that the residential use is grandfathered but they are limited with regard to any expansion because the use is non-conforming. Rezoning the property to GD1 makes the residential use a conforming use so expansion can occur. Y. Verville stated concern for the high speed that traffic travels in the area along Route 7 and the fact that the Town does not seem to patrol it or control it at all. There are residences in that area and that is a major concern. He questioned why the intersection has not been improved or why signals have not been installed. S. Hadd reported that it is a State intersection and the Town has continually been told that the intersection will be fixed in 5 years but it has not happened. S. Hadd suggested that concerns about the intersection be directed to Vtrans. Y. Verville stated that he is concerned that the rezonings proposed will create more traffic to an area that is presently having problems. T. Berry assured Mr. Verville that a traffic study would have to be done before any change in use occurred.

Wilder Wheelock IV said he likes the versatility that would be afforded if the properties were rezoned to GD1. He supports having options that would allow residents to walk to work. He is very supportive of rezoning to GD1 and wants to see the Town address the Village and bring vibrancy back.

Wilder Wheelock III also spoke about the need to reconstruct the intersection.

S. Hadd discussed the need to address the non-conformity of several residential uses that are zoned in the Commercial District. Rezoning the properties to GD1 would allow the property owners to expand their residential use if they so wish.

T. Berry reported that the next step will be to warn the parcels for a public hearing and all property owners will again be notified of that meeting date. Areas of discussion included the requirement of the applicant to work with their neighbor

2. Review Draft Seawall Language

S. Hadd provided the Commission with draft Zoning Regulation text from Section 7.03 Shoreland District for review. The Commission was also provided with a draft Site Plan application specifically for seawalls.

The Commission reviewed the draft text provided and the draft Site Plan application. Areas of discussion included, but were not limited to, applicant working with neighbors, tree cutting restrictions, proof of need and materials.

T. Berry noted that the next step will be to have a meeting with the Development Review Board to obtain their input. S. Hadd noted that she will provide the Development Review Board with the draft documents for their review in preparation of a meeting.

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3. Minutes of December 16th

A **motion** was made by R. Paquette and **seconded** by P. Loranger to **approve** the minutes of December 16, 2008. The **motion passed** with a vote of 5 – 0.

4. Packet Information

S. Hadd provided the Commission with a list of future agendas for their review.

ADJOURNMENT

There being no further business to be brought before the Commission, a motion was made and seconded to adjourn the meeting. All members of the Commission present voted in favor of the motion and the meeting was adjourned at 8:30 p.m.

Minutes taken and respectfully submitted by Lisa Riddle.

Approved this 20th day of January 2009

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